gs 35.0	Case 2:15-cv-00240-JCM-CWH Document 22 Filed 05/11/15 Page 1 of 3
1	John P. Aldrich, Esq. Nevada Bar No. 6877
2	Stephanie Cooper, Esq.
3	Nevada Bar No. 5919 ALDRICH LAW FIRM, LTD.
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6	Fax: (702) 227-1975
7	jaldrich@johnaldrichlawfirm.com Attorneys for Plaintiff
8	UNITED STATES DISTRICT COURT
9	
10	FOR THE DISTRICT OF NEVADA
11	RUGGED OAKS INVESTMENT, LLC,) Case No.: 2:15-CV-00240-APG-CWH
12	Plaintiff,
13	vs.
14	EILEEN NELSON; et al., STIPULATION AND ORDER
	Defendants.
15	
16	COMES NOW, Plaintiff RUGGED OAKS INVESTMENT, LLC, by and through its
17	attorney, Stephanie Cooper, Esq. of the Aldrich Law Firm, Ltd. and Defendant NV DHHS DIV OF
18	WELFARE & SUPP SERVICES, by and through its attorney Linda Anderson, Esq., Chief Deputy
19	Attorney General, stipulate and agree as follows:
20	That the Default against Defendant NV DHHS DIV OF WELFARE & SUPP SERVICES be
21	set aside.
22	That Defendant NV DHHS DIV OF WELFARE & SUPP SERVICES claims no present or
23	future legal interest, either actual or possessory, in the property located at 5771 Magini Avenue, Las
24	Vegas, Nevada 89141 (APN: 176-36-212-032).
25	The purpose of a quiet title action is to adjudicate adverse interests of the parties and as there
26	is no adverse interest between Plaintiff and this Defendant, the Complaint as between these parties
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1	quiets the title in the name of Plaintiff as to any claims regarding the interest in the real property
2	with each party to bear their own fees and costs.
3	This Defendant reserves all rights to apply for, receive or contest any and all excess
4	proceeds which are determined to be available or otherwise disbursed.
5	IT IS SO STIPULATED.
6	Dated this day of May, 2015.
7	
8	ALDRICH LAW FIRM, LTD. ATTORNEY GENERAL
9	tephanie (open Junda Chriderson
40	Stephanie Cooper, Esq. Nevada Bar No. 5919 Linda Anderson, Esq. Nevada Bar No. 4090
11	1601 S. Rainbow Blvd., Suite 160 555 E. Washington Avenue, Suite 3900
12	Las Vegas, Nevada 89146 Las Vegas, Nevada 89101 Tel (702) 853-5490 Tel (702) 486-3077
13	Fax (702) 227-1975 Fax (702) 486-3871 Attorney for Plaintiff Attorney for Defendant NV DHHS DIV OF
14	WELFARE & SUPP SERVICES
15	ORDER
16	Having reviewed the foregoing Stipulation, the Court finds that a judgment of quiet title is in
17	favor of Plaintiff as to the claims of quiet title in and between Plaintiff and the stipulating
18	Defendant, NV DHHS DIV OF WELFARE & SUPP SERVICES.
19	IT IS SO ORDERED.
20	Dated: May 11, 2015.
21	AD HERD COLUMN HUDGE
22	UNITED STATES DISTRICT COURT JUDGE
23	111
24	111
25	///
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STIPULATION AND ORDER

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1	Respectfully submitted by:	
2	ALDRICH LAW FIRM, LTD.	
3		
4	tatanie (ooper	
5	Stephanie Cooper, Esq. Nevada Bar No. 5919	
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8	Fax (702) 227-1975 Attorney for Plaintiff	
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	STIPULATION AND ORDER	